

061.A

0003

0001.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

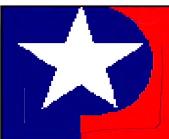
285,400 / 285,400

USE VALUE:

285,400 / 285,400

ASSESSED:

285,400 / 285,400


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		COLONIAL VILLAGE DR, ARLINGTON

OWNERSHIP

Unit #: C1

Owner 1: COSTA MARIA C

Owner 2:

Owner 3:

Street 1: 39 BENTON RD

Street 2:

Twn/City: SOMERVILLE

St/Prov: MA	Cntry:	Own Occ: N
Postal: 02143		Type:

PREVIOUS OWNER

Owner 1: VERHOEVEN PAUL -

Owner 2: -

Street 1: 3 COLONIAL VILLAGE DR UNIT 1

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	
Postal: 02474		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1962, having primarily Brick Exterior and 643 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6021																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	285,400			285,400		127133
							GIS Ref
							GIS Ref
							Insp Date
							10/19/17

PREVIOUS ASSESSMENT								Parcel ID	061.A-0003-0001.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	285,400	0	.	.	285,400		Year end	12/23/2021
2021	102	FV	281,500	0	.	.	281,500		Year End Roll	12/10/2020
2020	102	FV	273,700	0	.	.	273,700	273,700	Year End Roll	12/18/2019
2019	102	FV	250,200	0	.	.	250,200	250,200	Year End Roll	1/3/2019
2018	102	FV	180,200	0	.	.	180,200	180,200	Year End Roll	12/20/2017
2017	102	FV	139,700	0	.	.	139,700	139,700	Year End Roll	1/3/2017
2016	102	FV	136,900	0	.	.	136,900	136,900	Year End	1/4/2016
2015	102	FV	121,100	0	.	.	121,100	121,100	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
VERHOEVEN PAUL,	69542-178		6/30/2017		262,000	No	No			5347
FEDERAL NATIONA	59166-579		5/25/2012	Bank Sale	100,000	No	No			
GRADY CYNTHIA H	58477-525		2/13/2012	Forclosure		1	No	No		
CHEN ELIZABETH	38075-442		2/24/2003		183,100	No	No			
HAZARD MARY A	34912-233		2/22/2002		156,000	No	No			
CUTTER HELEN J	29094-546		9/15/1998		85,000	No	No	Y		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name	
7/18/2012	904	Redo Kit	14,500	C				& REDO BATH	2/2018	SQ Returned	MM	Mary M	
6/14/2010	662	Manual	2,625					FRAMING REPAIRS	10/19/2017	Measured	DGM	D Mann	
6/3/2010	572	Inter-De	2,900						1/9/2013	Info Fm Prmt	BR	B Rossignol	
3/25/2002	175	Redo Kit	5,100	C					8/25/2012	MLS	EMK	Ellen K	
									5/6/2000		197	PATRIOT	

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 7	- Condo Garden			Full Bath: 1	Rating: Very Good			Building Number 3.										
Sty Ht: 1	- 1 Story			A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 1	- Concrete			A 3QBth:	Rating:													
Frame: 1	- Wood			1/2 Bath:	Rating:													
Prime Wall: 7	- Brick			A HBth:	Rating:													
Sec Wall:				OthrFix:	Rating:													
Roof Struct: 2	- Hip			OTHER FEATURES														
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good			1st Res Grid Desc: Line 1 # Units 1										
Color: BRICK				A Kits:	Rating:													
View / Desir: N	- NONE			Frl:	Rating:													
GENERAL INFORMATION				WSFlue:	Rating:													
Grade: C	- Average			CONDOS INFORMATION														
Year Blt: 1962	Eff Yr Blt:			Location: R	- Rear													
Alt LUC:				Total Units:														
Jurisdct: G14				Floor:														
Const Mod:				% Own: 0.657700002														
Lump Sum Adj:				Name: 9 - 6021				REMODELING				RES BREAKDOWN						
INTERIOR INFORMATION				DEPRECIATION				Exterior:	No Unit	RMS	BRS	FL						
Avg Ht/FL: STD				Functional:	1	4	2	0										
Prim Int Wal 2	- Plaster			Economic:														
Sec Int Wall:				Special:														
Partition: T	- Typical			Override:														
Prim Floors: 4	- Carpet			Total:	19.9	%												
Sec Floors:				CALC SUMMARY				Interior:										
Bsmnt Flr:				COMPARABLE SALES				Additions:										
Subfloor:				Basic \$ / SQ: 325.00	Rate	Parcel ID	Typ	Date	Sale Price									
Bsmnt Gar:				Size Adj.: 1.43312597														
Electric: 3	- Typical			Const Adj.: 1.06049991														
Insulation: 2	- Typical			Adj \$ / SQ: 493.945														
Int vs Ext: S				Other Features: 38725														
Heat Fuel: 1	- Oil			Grade Factor: 1.00														
Heat Type: 3	- Forced H/W			NBHD Inf: 1.00000000														
# Heat Sys: 1				NBHD Mod:														
% Heated: 100				LUC Factor: 1.00														
Solar HW: NO	Central Vac: NO			Adj Total: 356332														
% Com Wal	% Sprinkled			Depreciation: 70910														
				Depreciated Total: 285422														
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val												
Make: [] Model: []																		
SPEC FEATURES/YARD ITEMS				Serial #:				Year:	Color:									
PARCEL ID 061.A-0003-0001.0																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:					Total Special Features:								Total:				